164.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,300 / 823,300
					USE VALUE:	823,300 / 823,300
					ASSESSED:	823,300 / 823,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSOWSKI JOHN J & JEAN T
Owner 2:	
Owner 3:	
Street 1:	16 HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 2152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7800.000	362,000	3,500	457,800	823,300
Total Card	0.179	362,000	3,500	457,800	823,300
Total Parcel	0.179	362,000	3,500	457,800	823,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.60 /Parcel: 382.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108760

GIS Ref

GIS Ref

Insp Date 07/27/18

!12721!

PREVIOUS ASSESSMENT

Parcel ID 164.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	362,000	3500	7,800.	457,800	823,300		Year end	12/23/2021
2021	101	FV	351,300	3500	7,800.	457,800	812,600		Year End Roll	12/10/2020
2020	101	FV	351,300	3500	7,800.	457,800	812,600	812,600	Year End Roll	12/18/2019
2019	101	FV	273,300	3500	7,800.	457,800	734,600	734,600	Year End Roll	1/3/2019
2018	101	FV	282,100	3500	7,800.	405,500	691,100	691,100	Year End Roll	12/20/2017
2017	101	FV	282,100	3500	7,800.	340,100	625,700	625,700	Year End Roll	1/3/2017
2016	101	FV	282,100	3500	7,800.	340,100	625,700	625,700	Year End	1/4/2016
2015	101	FV	266,700	3500	7,800.	294,300	564,500	564,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:27:15

LAST REV

Date	Time
08/21/18	08:39:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DOROTH	27445-136		7/1/1997		362,000	No	No	Y	

USER DEFINED

Prior Id # 1:	108760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	856	Re-Roof	16,659	C				
3/20/2018	283	Insulate	6,000	C				
7/2/2013	997	Redo Bat	12,480	C				
6/7/2013	819	Redo Bat	16,550					
1/8/2003	19	Redo Kit	22,500	C				
5/5/2000	365	Wood Dec	7,000	C				REMOVE STOOP-ADD 1

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
4/15/2014	Measured	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
7/15/2013	Info Fm Prmt	EMK	Ellen K
3/13/2009	Inspected	163	PATRIOT
2/25/2009	Measured	189	PATRIOT
1/25/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7800		Sq. Ft.	Site		0	70.	0.84	8									457,799						457,800	

Total AC/HA:	0.17906	Total SF/SM:	7800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,799	Spl Credit		Total:	457,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16673231
Const Adj.:	1.00989902
Adj $ / SQ:	153.177
Other Features:	104750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491903
Depreciation:	129862
Depreciated Total:	362041

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

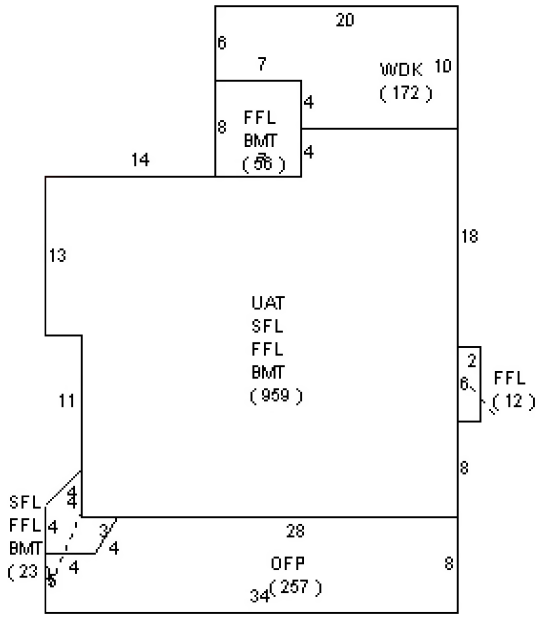
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.18
Special Features:	0	Val/Su Net:	96.82
Final Total:	362000	Val/Su SzAd	178.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	153.180	160,835
BMT	Basement	1,038	45.950	47,699
SFL	Second Floor	982	153.180	150,419
OFP	Open Porch	257	23.150	5,949
UAT	Upper Attic	240	84.250	20,198
WDK	Deck	172	11.930	2,052

	Net Sketched Area:	3,739		Total:	387,152
Size Ad	2032	Gross Area	4458	FinArea	2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 164.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1915	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500